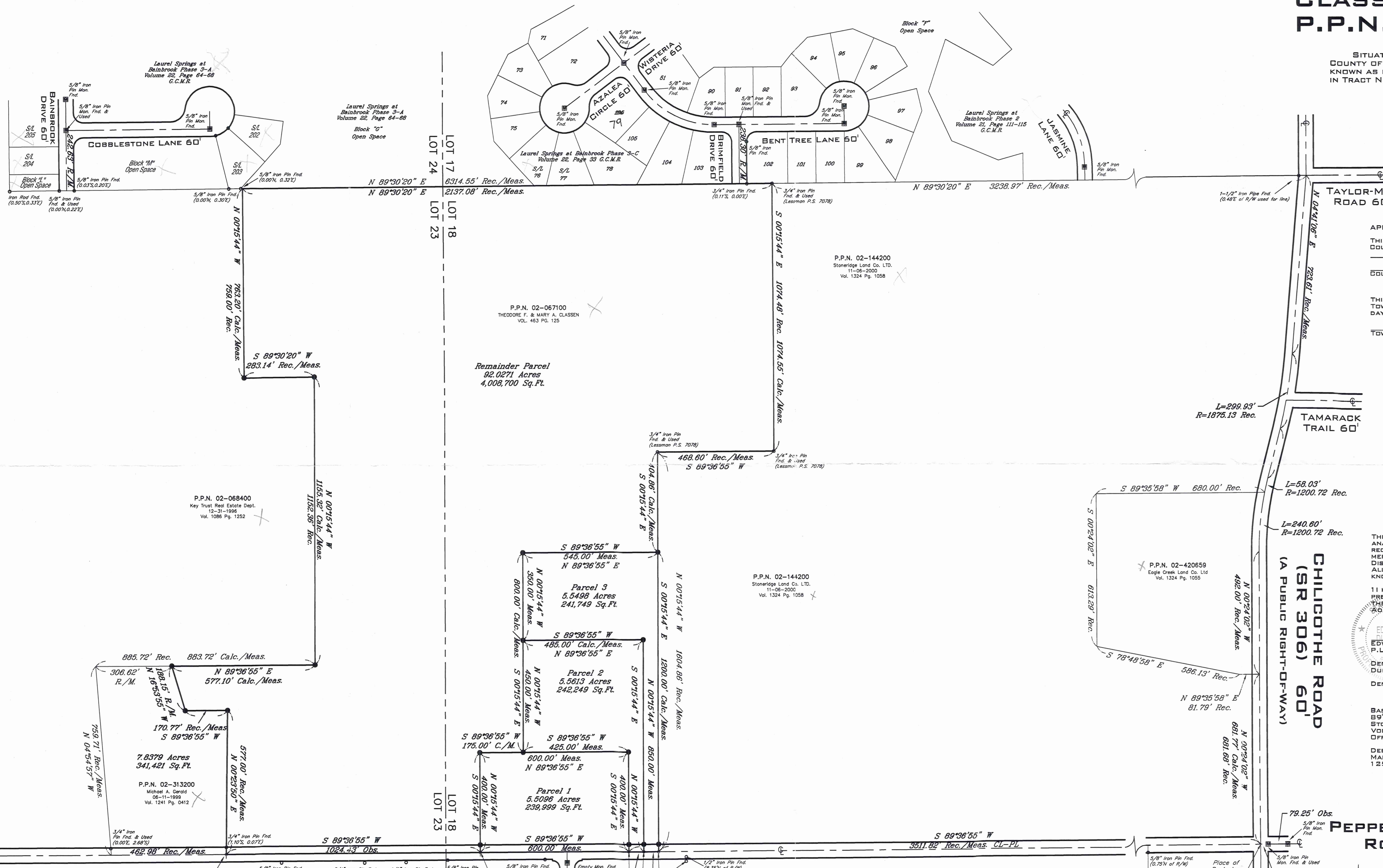


# PLAT OF LOT SPLIT OF CLASSEN PROPERTY P.P.N. 02-067100

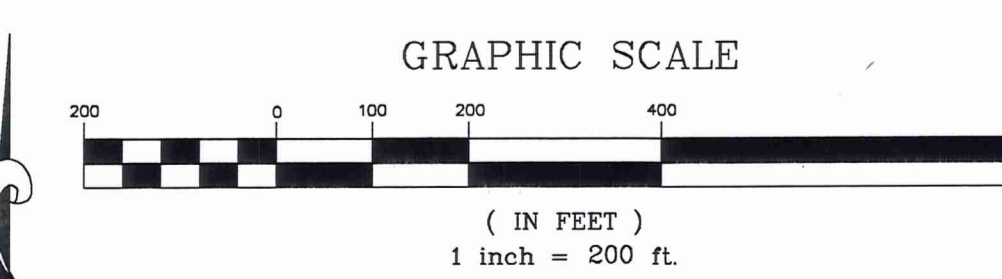
SITUATED IN THE TOWNSHIP OF BAINBRIDGE,  
COUNTY OF GAUGA AND STATE OF OHIO AND  
KNOWN AS BEING PART OF LOTS NO.S 18 AND 23,  
IN TRACT NO. 3.



**APPROVALS:**  
THIS PLAT OF LOT SPLIT IS ACCEPTED AND APPROVED BY THE COUNTY PLANNING COMMISSIONER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003. (FOR RECORDING PURPOSES ONLY)  
COUNTY PLANNING COMMISSIONER  
THIS PLAT OF LOT SPLIT IS ACCEPTED AND APPROVED BY THE TOWNSHIP ZONING INSPECTOR OF BAINBRIDGE, OHIO THIS DAY OF \_\_\_\_\_, 2003. (FOR RECORDING PURPOSES ONLY)  
TOWNSHIP ZONING INSPECTOR

THIS PLAT OF LOT SPLIT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, DEEDS, AND CITY SURVEY RECORDS. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBJECT PREMISES AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.  
EDWARD B. DUDLEY, III  
P.L.S. No. 6747  
DATE 03-05-2003  
DUDLEY P.S. 6747  
DENOTES: 5/8" x 30" IRON PIN SET AND CAPPED "E.B."  
DENOTES: P.K. NAIL SET

BASIS OF BEARINGS: PETTIBONE ROAD CENTERLINE BEING NORTH 89°36'55" EAST AS SHOWN IN LAND CONVEYED TO THE STONERIDGE LAND COMPANY LTD. BY DEED RECORDED IN VOLUME 1324, PAGE 1058 OF GAUGA COUNTY RECORDERS OFFICE.  
DEED OF REFERENCE: LAND CONVEYED TO THEODORE F. AND MARY A. CLASSEN BY DEED RECORDED IN VOLUME 463, PAGE 125 OF GAUGA COUNTY RECORDERS OFFICE.



**RIVERSTONE**  
LAND SURVEYING - ENGINEERING - DESIGN  
2618 NORTH MORELAND BLVD.  
CLEVELAND - OHIO - 44120  
PHONE: (216) 491-2000 FAX: (216) 491-2000  
WWW.RIVERSTONESURVEY.COM  
02-033, PAGE 1 OF 1

Area Table	Parcel No. 1	Parcel No. 2	Parcel No. 3	Remainder Parcel
Total Acres	5.5066	5.5613	5.5498	92.0271
With in RW	0.4132	0.0413	0.0413	0.7054
Net	5.0934	5.5200	5.5085	91.3217
Total Sq. Ft.	239,999	242,249	241,749	4,008,700
With in RW	17,999	1,799	1,799	30,727
Net	222,000	240,450	239,950	3,977,973

**LEGEND**

P.K. NAIL	+	DRILL HOLE	○
MONUMENT BOX	⊕	IRON PIN FOUND	⊙
5/8" x 30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747	⊕		
CENTERLINE	—		
PROPERTY LINE	—		
RIGHT-OF-WAY LINE	—		
EASEMENT LINE	—		
ORIGINAL PROP. LINE	—		
WOOD FENCE	—		
CHAIN LINK FENCE	—		

**PETTIBONE ROAD 60'**  
(A PUBLIC RIGHT-OF-WAY)

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 31203  
OFFICE OF THE  
GAUGA COUNTY ENGINEER

BA100001

Classen  
picked up 3-14-03

# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

## LEGAL DESCRIPTION

OF

### PARCEL NO. 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 18 in Tract No. 3 and being further described as follows:

Beginning at the intersection of the centerline of Pettibone Road (60 feet wide) and the centerline of Chillicothe Road (State Route 306) (60 feet wide) said point being South 89°36'55" West, 30.00 feet from a 5/8" iron pin monument found;

Thence South 89°36'55" West along the centerline of Pettibone Road, 3631.82 to a P.K. nail set and the principal place of beginning of the premises herein described;

Thence South 89°36'55" West continuing along the centerline of Pettibone Road, 600.00 feet to a P.K. nail set;

Thence North 00°15'44" West, passing through a 5/8" iron pin set on the northerly line of Pettibone Road at 30.00 feet, 400.00 feet to a 5/8" iron pin set;

Thence North 89°36'55" East, 600.00 feet to a 5/8" iron pin set;

Thence South 00°15'44" East, passing through a 5/8" iron <sup>Pin set</sup> on the northerly line of Pettibone Road at 370.00 feet, 400.00 feet to the centerline of Pettibone Road and the principal place of beginning and containing 5.5096 acres of land, of which 0.4132 acres are within the right of way of Pettibone Road as surveyed and described by Edward B. Dudley, P.S. No. 6747 of the Riverstone Company in January of 2003, be the same more or less, but subject to all legal highways.

Note: All 5/8"x 30" iron pins set and capped "E.B. Dudley P.S. No. 6747"

Basis of Bearings: Pettibone Road centerline being North 89°36'55" East as shown by land conveyed to The Stoneridge Land Company LTD. by deed recorded in Volume 1324, Page 1058 of Geauga County Recorder's Office.

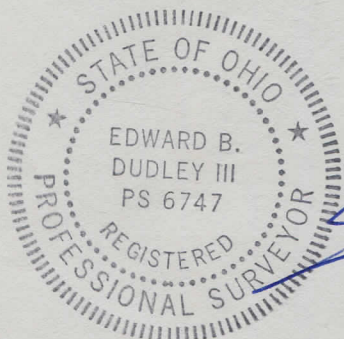
Deed of Reference: Land conveyed to Theodore F. and Mary A. Classen by deed recorded in Volume 463, Page 125 of Geauga County Recorder's Office.

02-033

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 3/12/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



GOOD CLOSURE



B#1 00001

Classen  
picked up 3/14/03

# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

## LEGAL DESCRIPTION OF PARCEL NO. 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 18 in Tract No. 3 and being further described as follows:

Beginning at the intersection of the centerline of Pettibone Road (60 feet wide) and the centerline of Chillicothe Road (State Route 306)(60 feet wide) said point being South 89°36'55" West, 30.00 feet from a 5/8" iron pin monument found;

Thence South 89°36'55" West along the centerline of Pettibone Road, 3571.82 to a P.K. nail set and the principal place of beginning of the premises herein described;

Thence South 89°36'55" West continuing along the centerline of Pettibone Road, 60.00 feet to a P.K. nail set;

Thence North 00°15'44" West, passing through a 5/8" iron pin set on the northerly line of Pettibone Road at 30.00 feet, 400.00 feet to a 5/8" iron pin set;

Thence South 89°36'55" West, 425.00 feet to a 5/8" iron pin set;

Thence North 00°15'44" West, 450.00 feet to a 5/8" iron pin set;

Thence North 89°36'55" East, 485.00 feet to a 5/8" iron pin set;

Thence South 00°15'44" East, passing through a 5/8" iron pin set on the northerly line of Pettibone Road at 820.00 feet, 850.00 feet to the centerline of Pettibone Road and the principal place of beginning and containing 5.5613 acres of land, of which 0.0413 acres are within the right of way of Pettibone Road, as surveyed and described by Edward B. Dudley, P.S. No. 6747 of the Riverstone Company in January of 2003, be the same more or less, but subject to all legal highways.

Note: All 5/8"x 30" iron pins set and capped "E.B. Dudley P.S. No. 6747"

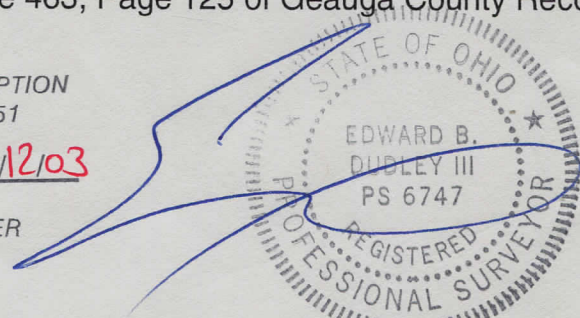
Basis of Bearings: Pettibone Road centerline being North 89°36'55" East as shown by land conveyed to the Stoneridge Land Company LTD. by deed recorded in Volume 1324, Page 1058 of Geauga County Recorder's Office.

Deed of Reference: Land conveyed to Theodore F. and Mary A. Classen by deed recorded in Volume 463, Page 125 of Geauga County Recorder's Office.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 3/12/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



02-033

GOOD CLOSURE



# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

## LEGAL DESCRIPTION

OF

### PARCEL NO. 3

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 18 in Tract No. 3 and being further described as follows:

Beginning at the intersection of the centerline of Pettibone Road (60 feet wide) and the centerline of Chillicothe Road (State Route 306)(60 feet wide) said point being South 89°36'55" West, 30.00 feet from a 5/8" iron pin monument found:

Thence South 89°36'55" West along the centerline of Pettibone Road, 3511.82 to a P.K. nail set and the principal place of beginning of the premises herein described;

Thence South 89°36'55" West continuing along the centerline of Pettibone Road, 60.00 feet to a P.K. nail set;

Thence North 00°15'44" West, passing through a 5/8" iron pin set on the northerly line of Pettibone Road at 30.00 feet, 850.00 feet to a 5/8" iron pin set;

Thence South 89°36'55" West, 485.00 feet to a 5/8" iron pin set;

Thence North 00°15'44" West, 350.00 feet to a 5/8" iron pin set;

Thence North 89°36'55" East, 545.00 feet to a 5/8" iron pin set on the westerly line of land conveyed to the Stoneridge Land Company LTD. as recorded in Volume 1324, Page 1058 of Geauga County Recorder's Office;

Thence South 00°15'44" East along the westerly line of land so conveyed and passing through a 5/8" iron pin on the northerly line of Pettibone Road at 1170.00 feet, 1200.00 feet to the centerline of Pettibone Road and the principal place of beginning and containing 5.5498 acres of land, of which 0.0413 acres are within the right of way of Pettibone Road, as surveyed and described by Edward B. Dudley, P.S. No. 6747 of the Riverstone Company in January of 2003, be the same more or less, but subject to all legal highways.

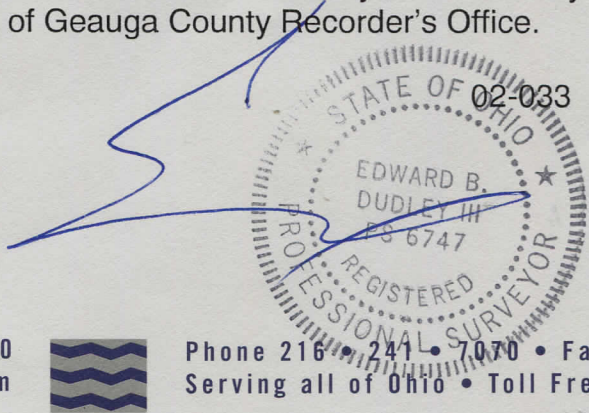
Note: All 5/8"x 30" iron pins set and capped "E.B. Dudley P.S. No. 6747"

Basis of Bearings: Pettibone Road centerline being North 89°36'55" East as shown by land conveyed to The Stoneridge Land Company LTD. by deed recorded in Volume 1324, Page 1058 of Geauga County Recorder's Office.

Deed of Reference: Land conveyed to Theodore F. and Mary A. Classen by deed recorded in Volume 463, Page 125 of Geauga County Recorder's Office.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*R.S.*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER  
*3/12/03*



*GOOD CLOSURE*



BAT 00001

Classen  
picked up 3/14/03

# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

## LEGAL DESCRIPTION OF REMAINDER PARCEL

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 18 and 23 in Tract No. 3 and being further described as follows:

Beginning at the intersection of the centerline of Pettibone Road (60 feet wide) and the centerline of Chillicothe Road (State Route 306)(60 feet wide) said point being South 89°36'55" West, 30.00 feet from a 5/8" iron pin monument found;

Thence South 89°36'55" West along the centerline of Pettibone Road, 4231.82 to a P.K. nail set and the principal place of beginning of the premises herein described;

Thence South 89°36'55" West continuing along the centerline of Pettibone Road, 1024.43 feet to a P.K. nail set at the southeast corner of land conveyed to Michael A. Gerald by deed recorded in Volume 1241, Page 412 of Geauga County Recorder's Office;

Thence North 00°23'50" East along an easterly line of land conveyed to Michael A. Gerald, passing an 3/4 iron pin found (1.10 feet south, 0.07 feet east) on the northerly line of Pettibone Road at 30.00 feet, 577.00 feet to a 5/8" iron pin set;

Thence South 89°36'55" West along a northerly line of land so conveyed, 170.77 feet to a 5/8 iron pin set;

Thence North 16°53'55" West along an easterly line of land so conveyed, 188.15 feet to a 5/8" iron pin set on an southerly line of land conveyed to Key Trust Real Estate Department by deed recorded in Volume 1086, Page 1252 of Geauga County Recorder's Office;

Thence North 89°36'55" East along a southerly line of land so conveyed, 577.10 feet to a 5/8" iron pin set;

Thence North 00°15'44" West along an easterly line of land so conveyed, 1155.32 feet to a 5/8" iron pin set;

Thence South 89°30'20" West along a southerly line of land so conveyed, 283.14 feet to a 5/8" iron pin set;

Thence North 00°15'44" West along an easterly line of land so conveyed, 763.20 feet to a 5/8" iron pin set on the northerly line of Original Bainbridge Township Lot No. 23 and southerly line of the Laurel Springs at Bainbrook Subdivision Phase 3-A as recorded in Volume 22, Page 64-68 of Geauga County Map Records;

Thence North 89°30'20" East along the northerly lines of Original Bainbridge Township Lot No. 23 and Original Bainbridge Township Lot No 18 and the southerly line of the Laurel Springs at Bainbrook Subdivision Phase 3-A as recorded in Volume 22, Page 33 of Geauga County Map Records, 2137.08

and 3-C

GOOD CLOSURE



BAL 00001

Classen  
PICKED UP 3/14/03

# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

feet to a 3/4" capped iron pin found (Lessman P.S. 7078) at the northwest corner of land conveyed to the Stoneridge Land Company LTD. as recorded in Volume 1324, Page 1058 of Geauga County Recorder's Office;

Thence South 00°15'44" East along the westerly line of land so conveyed, 1074.55 feet to a 3/4" capped iron pin found (Lessman P.S. 7078);

Thence South 89°36'55" West along a northerly line of land so conveyed, 468.60 feet to a 3/4" capped iron pin found (Lessman P.S. 7078);

Thence South 00°15'44" East along a westerly line of land so conveyed, 404.86 feet to a 5/8" iron pin set;

Thence South 89°36'55" West, 545.00 feet to a 5/8" iron pin set;

Thence South 00°15'44" East, 800.00 feet to a 5/8" iron pin set;

Thence South 89°36'55" West, 175.00 feet to a 5/8" iron pin set;

Thence South 00°15'44" East passing a 5/8" iron pin set on the northerly line of Pettibone Road at 370.00 feet, 400.00 feet to the place of beginning and containing 92.0271 acres of land of which 0.7054 acres are within the right of way of Pettibone Road as surveyed and described by Edward B. Dudley, P.S. No. 6747 of the Riverstone Company in January of 2003 be the same more or less but, subject to all legal highways.

Note: All 5/8"x 30" iron pins set and capped "E.B. Dudley P.S. No. 6747"

Basis of Bearings: Pettibone Road centerline being North 89°36'55" East as shown by land conveyed to The Stoneridge Land Company LTD. by deed recorded in Volume 1324, Page 1058 of Geauga County Recorder's Office.

Deed of Reference: Land conveyed to Theodore F. and Mary A. Classen by deed recorded in Volume 463, Page 125 of Geauga County Recorder's Office.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 3/12/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

